082.A	0002	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	472,500	/	472,500
USE VALUE:	472,500	/	472,500
ASSESSED:	472,500	/	472,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		BOW ST, ARLINGTON

OWNERSHIP

Unit #: 11

Owner 1:	OSBORNE LUKE
Owner 2:	HUANG JU
Owner 3:	
Street 1:	11 BOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LAWLESS TRACY -
Owner 2:	-
Street 1:	11 BOW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1953, having primarily Vinyl Exterior and 1335 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	472,500			472,500
Total Card	0.000	472,500			472,500
Total Parcel	0.000	472,500			472,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.93 | /Parcel: 353.93

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	270180
GIS Ref	
GIS Ref	
Insp Date	08/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 082.A-0002-0011.0

!15073!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	472,500	0	.		472,500		Year end	12/23/2021
2021	102	FV	458,700	0	.		458,700		Year End Roll	12/10/2020
2020	102	FV	477,300	0	.		477,300	477,300	Year End Roll	12/18/2019
2019	102	FV	485,600	0	.		485,600	485,600	Year End Roll	1/3/2019
2018	102	FV	467,300	0	.		467,300	467,300	Year End Roll	12/20/2017
2017	102	FV	369,300	0	.		369,300	369,300	Year End Roll	1/3/2017
2016	102	FV	338,800	0	.		338,800	338,800	Year End	1/4/2016
2015	102	FV	307,900	0	.		307,900	307,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:07:14

LAST REV

Date	Time
11/02/20	08:40:44
apro	

USER DEFINED

Prior Id # 1:	51115
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15073

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAWLESS TRACY,	72425-572	2	4/5/2019		475,000	No	No		
HUSSON STEPHANE	55575-112		10/13/2010		315,000	No	No		
FRANKLIN ARLING	46534-126		11/23/2005		349,900	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/7/2005	77	Redo Kit	20,590			G6	GR FY06	SAME AS 76
2/7/2005	76	Redo Kit	20,590			G6	GR FY06	REDO BTH, SLIDER,
6/8/2004	532	Siding	13,125					VINYL, REROOF, REP

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2019	SQ Returned	JO	Jenny O
8/1/2018	Measured	DGM	D Mann
1/3/2006	External Ins	BR	B Rossignol
6/20/2005	MLS	BR	B Rossignol
3/29/2005	Info Fm Prmt	BR	B Rossignol
3/11/2005	External Ins	BR	B Rossignol
1/14/2000	Mailer Sent		
1/14/2000	Measured	277	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7703													G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:	Spl Credit	Total:

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	2.450000048
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.93990600
Adj $ / SQ:	387.006
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	0.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	495255
Depreciation:	22782
Depreciated Total:	472474

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	328.96
Special Features:	0	Val/Su Net:	353.93
Final Total:	472500	Val/Su SzAd	353.93

SKETCH

Undisplayed Areas:
GLA: 1335

8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,335	387.010	516,653

Net Sketched Area:	1,335			Total:	516,653
Size Ad	1335	Gross Area	1335	FinArea	1335

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 082.A-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc